



# Select Board

21 State Line Road, West Stockbridge, Mass. 01266-0525

Tel. (413) 232-0300 x319

Fax. (413) 232-7195

E-mail: [admin@weststockbridge-ma.gov](mailto:admin@weststockbridge-ma.gov)

## Select Board Meeting Minutes July 5, 2022

**Quorum present:** Select Board Members Kathleen Keresey, Chair, Andrew Potter and Andrew Krouss and Marie Ryan, Town Administrator.

Kathleen called the meeting to order at 6:00 PM and listed Select Board members present.

Kathleen mentioned that Anna Ambrose, who recently passed away, was a lifetime member of the community in West Stockbridge. She was an EMT in Town and the face of the Public Market for many years. Anna was always willing to help anyone and always greeted you with a smile. She will be greatly missed.

### **Citizen Speak:**

Frank Landsberger spoke on behalf of Joe Roy, Jr. and stated that they have been working on the Noise Bylaw per a request from the Select Board months ago. Kathleen requested that they put their research and findings in writing and then present to the Select Board as an agenda item in the future.

### **Conservation Commission: Update from Chair John Masiero**

John Masiero, Conservation Commission Chair stated that the Commission has been working quietly in the background. Their jurisdiction is predicated by State law and they do not have too much contact with other Boards or Committees. The majority of their work has to do with reviewing any issues related to the Wetlands Protection Act and striving for more open space and saving natural resources. The Commission only meets as needed. Kathleen thanked John for his update.

### **Host Community Agreement (HCA)– Jon Piasecki**

Jon Piasecki requested that his Host Community Agreement be approved by the Board. The location for this project is on Baker Street and permission for this site has been recently approved at the Annual Town Meeting 2022.

Jon introduced his business partner, David Jadow who owns the property where the project will be located on Baker Street.

Jon explained to the Board that there are two separate tracks that need to take place for this project. The first is local control which is what he is asking for from the Board. If the Board agrees to the HCA, this would allow Town Counsel to approve an agreement between Jon and the Town. Once this HCA is signed, Jon will then will need to apply for a special permit from the Planning Board, followed by an application to the State Cannabis Control Commission for a license to proceed with his project.

Included in the agreement will be a 3% payment to the Town as well as a "Good Guy" clause that will ensure a locked in 3% for the Town even if the business is sold. Jon and David also would like to include an additional donation to the Town to be used to start up the Zucchini Festival again or to be used as a scholarship for local students.

Jon informed the Board that he will most likely deactivate his current business, Wiseare Farm, which will enable him and David to invest in the much larger farm on Baker Street.

Jon reviewed his site plan map with the Board. The site includes landscaping, fencing and additional trees for screening to assist with minimalizing the sight and smell of the plants. The property will also include a steel building with solar panels and a parking lot for 8-10 vehicles, of which both need to be approved by the Planning Board. The property will also have a security system that includes invisible infrared lighting and cameras. The property is a 26-acre lot and the planting only be spread out over 6 acres, which is the maximum 100,000 tier level that the State allows. Jon and David have been working on new technology that will also assist them in producing new strains of plants that can be used for medicinal purposes.

Jon expects to hire a diverse group of 10-20 people which will include a lab manager and a security manager. He hopes to allow for profit sharing at some point as well.

Kathleen then requested more time to review the plans and asked Jon to come back at the next meeting for the Board to vote. Jon agreed to return at the next meeting. Kathleen asked the Board to table this item until the July 18<sup>th</sup> meeting, all agreed.

Andy Potter made a motion to adjourned, seconded by Andy Krouss.

Roll Call Vote:

Andy Krouss            Yes

Andy Potter            Yes

Kathleen                Yes

Meeting adjourned at 8:14 PM.

Respectfully submitted,

*Marie U. Ryan*

Town Administrator